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CITY OF HAWAIIAN GARDENS GENERAL PLAN UPDATE

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**LAND USE
ELEMENT**

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LAND USE ELEMENT

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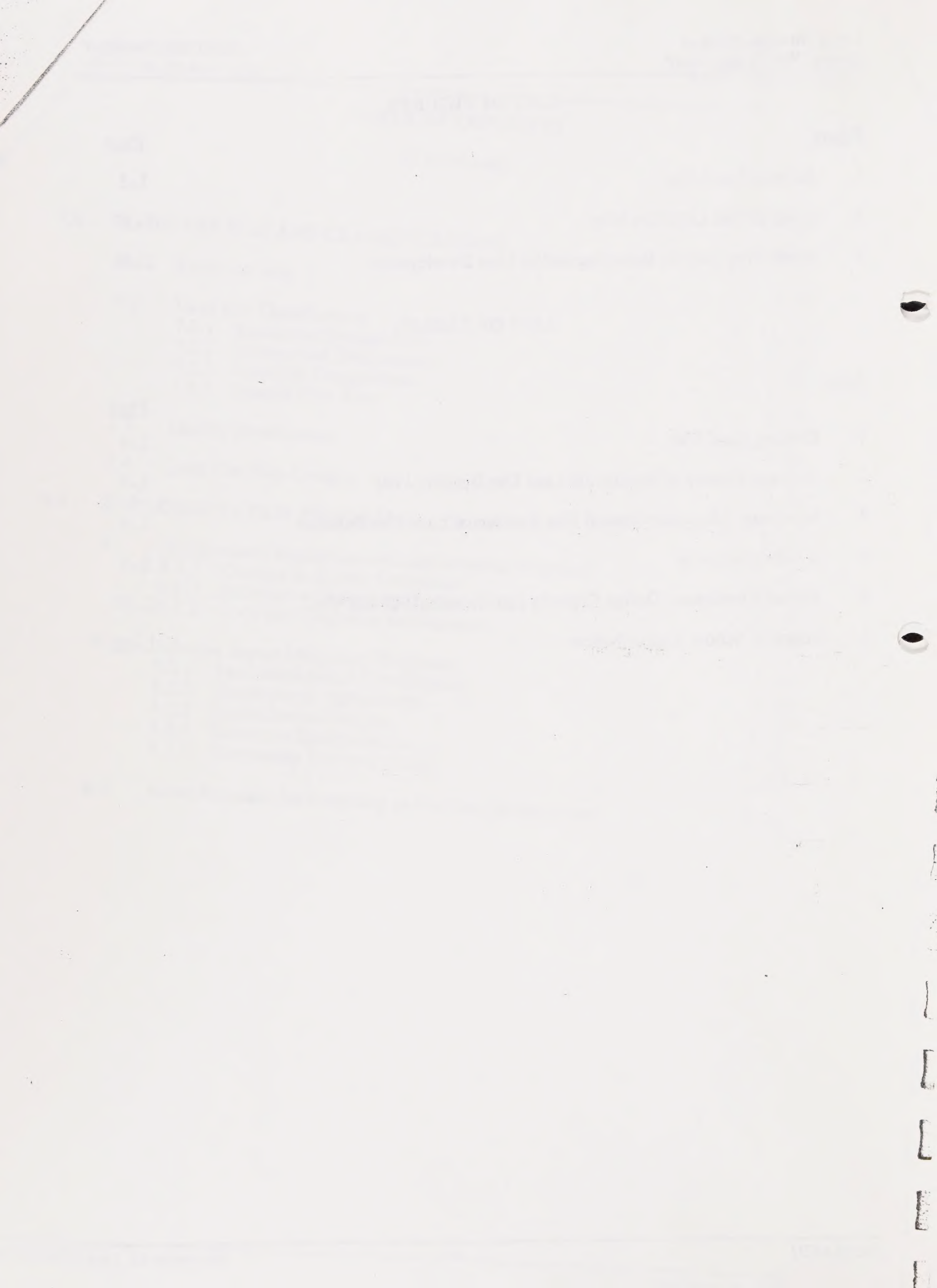
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1.0 INTRODUCTION

1.1 Planning Process

The planning process in the City of Hawaiian Gardens is similar to that of most cities within the State of California, which have exercised their rights of self determination through the land use authority granted by enabling legislation. In Hawaiian Gardens, the planning process is administered by the Planning Department staff, with policy recommendations from the City's Planning Commission, and final policy determinations by the City Council.

In 1973, the City adopted a General Plan which was intended to be a long-range guide for the City's growth through the year 1990. In 1986, the City adopted a revised Land Use Element. As conditions have evolved over the past six years, it has become increasingly apparent that the City's Land Use Element is in need of providing updated policy direction to accommodate future development within the community through the year 2012. The City Council has also requested that the updated Element provide the level of detail that would enable maximum coordination between the public planning efforts and private development/redevelopment interests in realization of the long-range goal of upgrading the overall quality of the land uses throughout the City.

1.2 Statutory Requirements

All City and County General Plans are required by State law to have a Land Use Element. The Government Code, specifically Section 65302(a), requires that land use elements:

...designate the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan...

1.3 Purpose and Intent

In the past, General Plans and particularly land use elements were considered to be a very broad policy guide to subsequent actions where specific decisions would be made and would not be necessarily binding on local legislative action. General Plans have since increased in status because State Law now requires that zoning be consistent with the adopted General Plan, and because the law requires denial of approval for any subdivision and/or project approval that is not consistent with the General Plan.

The Land Use Element is the most important of all elements required in the General Plan, because it integrates all of the other Elements into one unit. Within the Element are policy statements governing the future land uses of the City. Along with the land use direction, there will be statement of, and action items to attain, consistency between the General Plan and Zoning Ordinance. State law clearly states that the General Plan must emphasize the importance of zoning by defining the purpose and nature of the Zoning Ordinance, and its consistency with the land use plan of the General Plan. The attainment of consistency lies in the degree of compatibility between the policies in the General Plan and the regulatory devices available in the Zoning Ordinance. The Zoning Ordinance in turn, should be considered consistent with the General Plan when the allowable uses and respective standards contained in the Zoning Ordinance

further the policies of the General Plan, and do not inhibit or obstruct the attainment of those articulated policies.

1.4 Community Profile

The City of Hawaiian Gardens is 0.9 square miles, or 22.5 square kilometers. It had a population of 13,639 persons according to the 1990 Census. The population per square mile is 15,154.4. The City of Hawaiian Gardens has one of the highest persons per square mile in the Southeast Area of Los Angeles County; by way of comparison, Artesia is 9,665, Bellflower is 10,133, Cerritos is 6,188, the Long Beach-Lakewood Division is 8,368. The City is exceeded only by the City of Huntington Park, which has 18,085 persons per square mile. Outside the southeast area, the Lennox area of Inglewood has 18,964 persons per square mile, and the City of West Hollywood has 19,009 persons per square mile.

2.0 RESIDENTIAL USES

2.1 Introduction

The discussion and policies regarding the residential environment of the community are divided into two areas. The first section describes the existing conditions of residential development within the City. The subsequent section identifies various concerns regarding the existing residential areas, and identifies action items to resolve the problems.

The Housing Element provides a much greater level of detail on residential trends than is attempted to be addressed in the Land Use Element. Although many issues and related policies may overlap and cause some repetition, this chapter is not intended to meet the State housing element requirements. This section is intended to provide direction for residential enhancement and development as it relates to the overall General Plan Program. The Housing Element addresses the specific requirements of State Law as it relates to housing elements. This differentiation is important to avoid the necessity of amending the entire General Plan as a whole to comply with future amendments to the housing element requirements prescribed by the State Department of Housing and Community Development.

2.2 Existing Conditions

2.2.1 Land Utilization

A land use survey was conducted by Lockman & Associates in May 1992. Table 1 shows the breakdown of the developed land uses. The results of the survey show that approximately 277 acres, or 62 percent of the existing land use, is residential. As can be seen from Table 1, approximately 147 acres, or 32 percent of the total developed area, contain single-family units. Parcels containing two units per parcel account for 13 percent of the existing land uses, and multiple-family developments account for 12 percent.

2.2.2 Land Use Patterns

The City can be categorized as having four definitive residential land use districts: 1) low-density single-family; 2) two-family residential; 3) high-density multiple-family; and 4) mobile home park. There are only three areas within the City that are specifically intended for single-family uses: the north and south side of 212th Street; the east side of Belshire Avenue between 216th Street and 214th Street; and the east side of Juan Avenue south of 214th Street. Additionally, the north and south sides of 213th Street are intended for agricultural, single-family uses. The existing pattern of land use throughout the City is shown in Figure 1, "Existing Land Use".

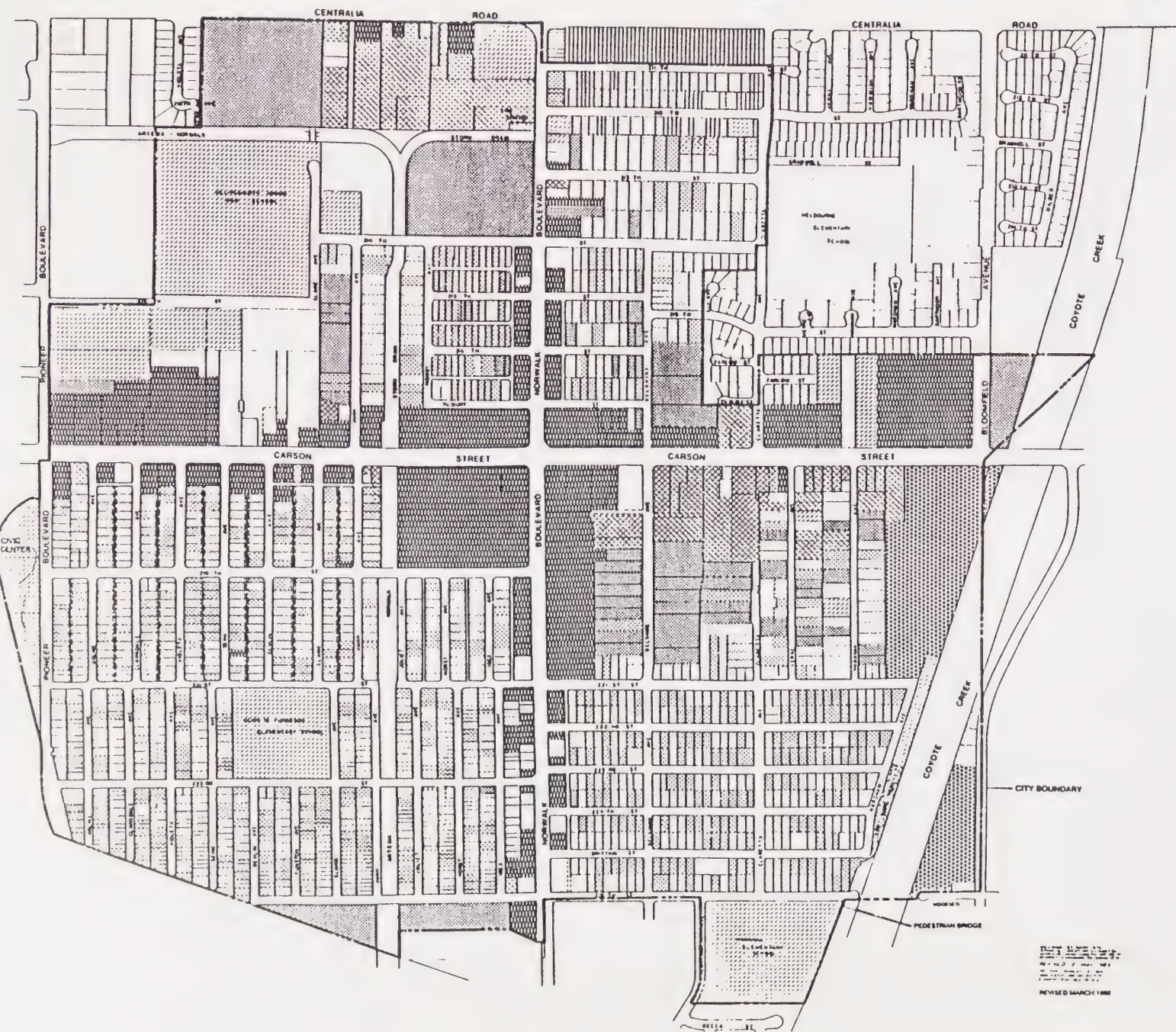
For the purpose of describing general residential land use patterns, the entire southern portion of the City, south of Carson Street, has been developed with two family residential uses. This generalization does not apply to any of the areas located along either Carson Street, or Norwalk Boulevard or for properties located between Belshire Avenue and Hawaiian Avenue, north of 221st Street.

TABLE 1
EXISTING LAND USE

Land Use	Acres	Percent of Total Utilization
Residential		
Single-Family	146.8	32.6%
Two-Family	60.5	13.4%
Multiple-Family	52.7	11.7%
Mobile Home	<u>17.0</u>	<u>3.8%</u>
Subtotal:	277.0	61.5%
Commercial	66.1	14.7%
Industrial	30.0	6.7%
Public	43.9	9.8%
Hospital	8.9	2.0%
Religious	2.8	0.6%
Parks	3.1	0.7%
Vacant	<u>18.1</u>	<u>4.0%</u>
Total:	449.9	100.0%

Note: Does not include streets and other public rights-of-way

Source: Lockman & Associates, May, 1992



EXISTING LAND USE

- RESIDENTIAL**
 - SINGLE FAMILY
 - TWO FAMILY
 - MULTI-FAMILY
 - MOBILEHOMES
- COMMERCIAL**
 - RETAIL / OFFICE
 - SERVICE
- INDUSTRIAL**
 - OFFICE / MANUFACTURING
 - SERVICE
- INSTITUTIONAL**
 - CIVIC CENTER
 - PARK
 - HOSPITAL
 - CHURCH
 - FIRE STATION
 - SERVICE ORGANIZATIONS
 - UTILITY
- VACANT**

5 - 82 FIELD SURVEY FROM PUBLIC ROW



LOCKMAN & ASSOCIATES
1000 N. 10th St.
Tulsa, Oklahoma 74103
918-486-1000
REVISED MARCH 1988

The largest area developed with high-density multi-family residential uses is located south of the industrial properties on Carson Street, and north of 221st Street between Hawaiian and Belshire Avenues. Additional high density multi-family areas are located west of Juan Avenue, midway between 214th and Carson Streets and the Creekside Condominium Project, located north of 214th Street, between Norwalk Boulevard and the storm drain channel. The remaining high density multi-family areas include the Belshire Condominium Project, on the east side of Belshire Avenue just north of Carson Street, and the Hawaiian Gardens Apartments, located on Centralia Road just east of Violetta Avenue.

There are two mobile home parks, containing a total of 244 mobile homes, within the City of Hawaiian Gardens. The Lakewood Estates Mobile Home Park contains 200 mobile home units, and is located on Carson Street, at the southern terminus of Bloomfield Avenue. The Bloomfield Mobile Home Park contains 46 mobile homes, and is located on the eastern border of the City, north of Woodsen Street, between Bloomfield Avenue and the Coyote Creek Flood Control Channel.

2.2.3 Land Use Intensity

The purpose of examining the overall densities of existing residential districts is to provide an understanding of the prevailing intensity of residential uses throughout the community. In comparison to most suburban communities, the City of Hawaiian Gardens can be categorized as having an overall high residential density. This is partially attributed to the small lot sizes which were created at the time the community was originally subdivided. A summary of the overall densities of the various residential districts throughout the community is shown in Table 2. The ratio of number of dwelling units to net acreage has been employed to analyze the existing density.

The areas within the City devoted to single-family uses include both agricultural and traditional single-family districts. Areas intended for agricultural uses have generally been developed as 6,000 square-foot lots. Utilizing the ratio of number of dwelling units to acreage, the overall density of the agricultural lots equals seven units per acre. By comparison, single-family dwellings within the City have been developed on small 2,500 square-foot lots, and the prevailing density in these districts is 8.4 dwelling units per acre.

The majority of residential areas within the City allow for the development of two units per parcel. The development standards of the R-2 multi-family medium density residential zone allows one unit per 2,500 square feet of lot area, hence, the maximum development density in this zone is approximately 17 dwelling units per acre. The densities achieved in this area are similar to the prevailing densities of the single-family residential district.

An Intermediate Density land use classification is proposed under the General Plan which would allow a density of up to 19 dwelling units per acre at various locations where a reduction in density is desired. However, with the incorporation of affordable housing units, projects in these areas could be developed at the higher density of 24 units per acre.

Development standards for the high density multiple-family zone permit the development of townhomes, condominiums and apartments utilizing a density ratio of one unit per 1,820 square feet of lot area. Although other development standards for the district, as delineated in the Zoning Ordinance, must also be met to realize the maximum intensity, the formula equates to an allowable density of up to 24 dwelling units per acre.

TABLE 2
AVERAGE DENSITY OF RESIDENTIAL
LAND USE DISTRICTS

Residential Use	Average Minimum Lot Size	Prevailing Density (Dwelling Units per Acre)
Single-Family (Agricultural Zones)	6,000 sq. ft.	7.0
Single-Family (Low Density)	2,500 sq. ft.	8.4
Multiple-Family Residential (Medium Density)	5,000 sq. ft.	17
Multiple-Family Residential (Intermediate Density)	2,292 sq. Ft.	19
Multiple-Family Residential (High Density)	1,820 sq. ft.	24
Mobile Home Park	N/A	15

Source: Lockman & Associates, 1994

The two mobile home parks within the City have been developed at various densities. The Lakewood Estates Mobile Home Park, located on Carson Avenue, is approximately 12 acres in size and contains 200 mobile home units. This equates to a density of approximately 16 units per acre. The Bloomfield Mobile Home Park, located at the City's eastern boundary, is a 3.5-acre park containing 51 mobile homes. The density at this project is approximately 14 units per acre. The development standards for the Mobile Home Park Zone allows for a maximum density of one unit for each 2,000 square feet of land area, not to exceed 21 units per acre.

Maximum allowable population and land use densities for residential uses are listed on Table 3. Persons per occupied unit is taken from the 1990 Census data.

Table 4 lists the building intensities of each land use/zone type. Coverage varies from 50 to 65 percent, height from 25 to 35 feet. In all zones, front yard setbacks are 20 feet, side yard setbacks are 5 feet, and rear yard setbacks are 10 feet. Various additional requirements are listed in the City's Zoning Code.

TABLE 3
MAXIMUM ALLOWABLE
GENERAL PLAN
RESIDENTIAL LAND USE DENSITIES

Residential Use	Units/ Acre ⁽¹⁾	Acres	Max. Pop./ Acre ⁽²⁾	Total General Plan Max. Pop.
Single Family- Low Density (R-1)	8.4	29.0	33.6	974
Two Family (R-2)	17.0	156.5	68.0	10,642
Multi-Family (R-3,4)	24.0	78.3	96.0	7,516
Mobile Home	15.0	17.0	60.0	1,020
Total		280.8		20,157 ⁽³⁾

Notes:

- (1) Based on Actual Density
- (2) Based on 1990 Census of 4.0 persons per unit
- (3) Maximum population is theoretical only

Sources: U.S. Bureau of the Census, 1990; Lockman & Associates, 1992

TABLE 4
BUILDING INTENSITY

Land Use Type Zoning	Coverage	Height	Front Yard	Setbacks Side Yard	Rear Yard
Low Density:					
A-1	50%	35'	20'	5'	10'
R-1	50%	35'	20'	5'	10'
Medium Density:					
R-2	60%	35'	20'	5'	10'
Intermediate Density:*					
R-3/R-4	65%	35'	20'	5'	10'
High Density:					
R-3/R-4	65%	35'	20'	5'	10'
Mobile Home Park:					
MHP	65%	25'	20'	5'	10'

* Proposed Land Use Classification permitting a maximum of 19 D.U.'s/acre.

Source: Hawaiian Gardens Zoning Ordinance, 1989

2.3 Issues of Concern

2.3.1 Quality of Housing

In general, the existing residential areas within the community are in good condition (source: Municipal Services, Inc., Housing Element Update, 1989). Approximately 84 percent of the City's housing stock in 1989 was in good condition, needing no, or only minor property maintenance, such as paint or landscape work. Twelve percent of the City's housing stock was in need of minor to moderate repairs, involving less than \$3,000 worth of maintenance. Hence, approximately 96 percent of the residential units were in relatively good shape in 1989.

Approximately 2.0 percent of the City's residential units were in need of major repairs. Major repairs are defined in the survey as repairs which will cost over \$3,000, and need to be done by an outside contractor, rather than the property owner. Approximately 1.6 percent of the City's total units were beyond repair or were being renovated.

In isolated areas, there are concentrations of deteriorating units and/or poorly maintained parcels that give the entire surrounding neighborhood a negative appearance. The areas of concentration are widely distributed throughout the community, in fact, deteriorated units and/or poorly maintained parcels are found in each of the City's three census tracts.

The causes of deterioration within the community are varied. The relative age and quality of the original construction, the materials used in construction, inadequate buffering between incompatible land use districts, the premature upzoning of low-density areas, the proliferation of two-family units on undersized parcels, and personal values, have all contributed to residential deterioration. While all of these factors have a direct contribution to housing stock decline, there are more subtle, often overlooked factors that indirectly affect the quality of residential areas within the City, including the nature of property tax laws and the process of housing filtration.

2.3.2 Land Assembly

Land assembly is the procedure where, either through public participation or totally private involvement, contiguous parcels are merged into a single development area for the purpose of realizing comprehensive development. The General Plan recognizes the difficulties faced by a public agency or private individual in assembling land for the purposes of recycling or developing comprehensive projects. The City's current Redevelopment Plan does not provide the authority for the Redevelopment Agency to condemn residential properties.

Without utilizing this redevelopment tool, the Agency is in a similar situation as any private individual wishing to assemble land, namely that land can only be purchased and assembled through negotiation with individual property owners. Implied in this process is the possibility of increased sale prices through speculation, thereby hampering the expediency of accomplishing subsequent development.

The majority of the City's new residential development has occurred within the multi-family districts of the City. While new development has been a welcome improvement to the community, the nature and physical configuration of the development has been less than optimum. The majority of the new residential development has occurred on narrow deep lots in a piecemeal fashion; the net result being long lineal buildings on one side of the lot, and driveway access to garage areas on the opposite side. Very little open space has been provided over and above the minimum required, and the preponderance of open space has been delegated to private rather than common open space (patios, balconies, etc.). Very little consideration has been given to common amenities such as pool and spa areas, playground areas, or outdoor seating and eating areas.

At the root of this problem is the issue of land assembly. Obviously, the more area available to design a project, the more area available to design efficient site plans with common usable outdoor open spaces. The direct impact of encouraging parcel mergers would be not only an upgrading in the quality of future multi-family projects, but also an upgrade in the livability of the units for the future residents.

The same theory applies to the undeveloped 25 x 100 foot lots within the City. Presently, the City's Zoning Ordinance permits development of one unit for each 2,500-square feet of area within the medium-density R-2 districts. In the past, various standards and modifications have been required to realize development on these parcels, because the setback and garage requirements of the zone could not be met. Consideration must be given to the development rights of the property owners, however, in circumstances where two contiguous, 2,500 square foot lots exist, the City should encourage a merger of the lots and subsequent development of a two-family residence, rather than two single-family units on individual parcels.

2.3.3 Recycling of Housing

The Housing Element details the conditions of housing throughout the community, and notes that most problems exist in the R-2 areas, especially the R-2 areas located within the southwest portion of the City. To recycle housing, the Redevelopment Agency desires to implement three housing programs described as follows:

2.3.3.1 Single-Family Lots Program

This program will include the acquisition of substandard homes that are for sale from time-to-time, the clearance of the home and the construction of a new single-family "for sale" home. Units will be acquired by negotiation, pursuant to all requirements of the California Redevelopment Law.

2.3.3.2 Rehabilitation Program

This program will include the acquisition of single-family substandard units suitable for rehabilitation. Rehabilitation will be conducted similar to the Community Development Block Grant Program. Owner-occupied units may be rehabilitated without relocating the owner, depending upon the nature of the work to be undertaken. Non-owner-occupied units may also be rehabilitated; however, the emphasis will be on developing home ownership. Acquisition of units will be the same as for the Single-Family Lots Program described in Section 2.3.3.1 above.

2.3.3.3 Land Assembly/New Development

This program will include the acquisition and assembly of land pursuant to all of the powers and requirements of the Agency, including relocation, demolition and the construction of a variety of single-family, owner-occupied housing units.

2.4 Future Maximum Densities

A review of the proposed General Plan land uses and the allowable maximum densities indicates that 5,037 residential units could be accommodated in the future. At a median occupancy rate of 4 persons per unit, the General Plan would allow a total population of 20,148, which represents a 32 percent increase over the existing (1990) population.

Actual development potential, based on an analysis of available parcels, is as follows:

2.4.1 South of Carson and West of Norwalk Boulevard

This area is a single-family neighborhood that is currently zoned R-2. This area currently supports 113 multi-unit parcels and is capable of supporting at least 429 additional units. Approximately 600 feet of sewer and 1,500 feet of water main will be required to support all 429 units.

2.4.2 South of 221st Street and East of Norwalk Boulevard

This area is a single-family neighborhood that is currently zoned R-2. This area currently supports 141 multi-unit parcels, and is capable of supporting at least 183 additional units. Approximately 600 feet of sewer and 1,900 feet of water main are necessary to serve the development.

2.4.3 East of Norwalk Boulevard Between Carson Street and 221st Street

This area is transitioning from high density and single-family density to all high density. Approximately nine acres are available for assembly and development of about 180 units. Approximately 1,800 feet of water main and 1,200 feet of sewer are required to serve this development.

2.4.4 North of Carson Street

This area is capable of supporting at least 67 new units. No capital improvements are necessary to support these units; however, approximately 2,500 feet of water main is required to adequately complete the water system.

The increase for these four areas totals 859 units. At four persons per unit, this will increase the population by 3,436 persons, or bring the total population to 17,075 persons at complete "build out".

3.0 COMMERCIAL USES

3.1 Land Utilization

Commercial land uses account for approximately 14.7 percent of the total land uses within the City. Generally speaking, commercial land use activities occur along the City's arterial roadways, Norwalk Boulevard and Carson Avenue (see Economic Element Appendix for specific uses). For purposes of the General Plan analysis, the commercial land uses have been consolidated into one group including: retail commercial, service commercial, office commercial and mixed commercial uses. The following is a brief description of commercial land use categories as they are shown on the existing land use map (refer to Figure 1).

Retail commercial activities include food stores, apparel and accessory stores, furniture stores, gasoline stations and similar types of retail enterprises. Service commercial activities include banks, private financial institutions, automobile services and other enterprises which provide services to the community for monetary consideration. Office commercial applies to those parcels within the City which are used primarily for office activities such as professional medical services. Mixed commercial uses have been categorized as those parcels which contain more than one of the aforementioned commercial uses. Typically, shopping centers containing a combination of retail and service activities are included in the mixed commercial category.

3.2 Market Support

In terms of commercial activities, the City of Hawaiian Gardens is one of the "hidden suburbs" of Los Angeles County, which, until recently, was bypassed by commercial investors and shoppers. This was partly caused by the absence of major retail magnets in the City, which would attract sizable patronage from nonresidents. Today, Home Base, Plowboys Market, Cousin Jack's and the bingo parlor draw customers from beyond the immediate area. Surrounding competition from nearby cities, especially Cerritos, have made it difficult to recruit new regional service commercial facilities. The demographic character of Hawaiian Gardens also has hampered the commercial land use pattern. The relatively small total population and limited income base have historically discouraged major retail companies from developing local serving outlets in the City.

The City has been altering its market position through concerted planning actions and recruitment. Some commercial development opportunities have been capitalized upon. Additional opportunities for shopping and retail sales may be available to the City. A substantial part of the economic challenge facing the City is the implementation of appropriate planning actions. The amount of land which most cities allocate to commercial uses is on the order of five to eight percent of the City's total area. In Hawaiian Gardens, approximately 13.6 percent of the land uses are currently devoted to commercial uses. Considering the lack of major employment centers in the City and the market response of the local business sector, this figure is excessive for local use but is suitable for regional serving uses.

Commercial overzoning in some areas has been counter productive in Hawaiian Gardens. Rezoning existing single-family parcels to commercial uses has resulted in both a loss of housing stock and in the assembling of only marginal commercial sites.

3.3 Business Rehabilitation

Hawaiian Gardens needs to continue to address the problems of existing marginal businesses. The existing Commercial Rehabilitation Program, comprised of low-interest loans or rebates for facade improvements, has and will continue to improve the appearance and vitality of the City's commercial strips. This program, coupled with efforts to encourage the consolidation of viable businesses into clusters, can also have a positive effect on the community. The clustering concept would improve the visibility of individual outlets and increase the probability that potential customers will "stop and shop" along the Carson Street and Norwalk Boulevard corridors. Consolidation should also be accompanied by improved design standards.

4.0 INDUSTRIAL USES

4.1 Land Utilization

Industrial uses constitute 30 acres, and represent 6.7 percent of the overall land uses within the City. For purposes of the General Plan discussion, there are two separate areas within the City where industrial uses occur. The predominant industrial district is located on the south side of Carson Avenue, from the east side of Hawaiian Avenue to the west side of Belshire Avenue. The second industrial district is located on the south side of Centralia Road, west of Norwalk Boulevard. The size and characteristics of these two industrial areas are discussed below.

As previously stated, the predominant industrial area is located on the south side of Carson Avenue. This area contains 30 parcels, totaling 13 acres. There are very few vacant parcels remaining in this area, and the existing establishments have little space to expand. The majority of the area was subdivided during the 1940's and 1950's, when industrial uses did not require the expansive floor areas that are required by today's standards. In previous decades, industrial uses in urban areas tended to increase floor area through vertical expansion, which was feasible even on limited lot sizes. In recent years, the trend in industrial uses has been horizontal expansion, which requires lots or surrounding properties which are conducive to industrial development. Hawaiian Gardens not only has small industrial lot sizes, but also has very limited sized industrial areas which are generally bounded by multiple-family residential areas with little expansion potential.

Two separate developments comprise the City's other industrial area. The Centralia Business Park is located just west of Norwalk Boulevard and consists of approximately 10 acres. The units are arranged with offices in the front of the unit and expansive open shops with rollup doors in the rear. These units are conducive to light manufacturing and assembly operations. The second portion of this industrial area is a mini-storage warehouse on Norwalk Boulevard. This project is contiguous to the Centralia Business Park.

4.2 Land Use Compatibility

In developing long-term land use policies, it is generally accepted that a community should be balanced, and offer residents employment opportunities within the City. The compact and confined nature of the City's industrial areas provide little opportunity to meet these demands. The development patterns adjacent to industrial areas provide limited opportunities to expand the City's employment base in manufacturing, the predominant trade of the City's workforce. Recognizing this factor, the land use plan attempts to strengthen and consolidate existing areas and, to the extent possible, to harmonize the interface of land uses, especially where multiple-family uses abut potentially obnoxious industrial uses, such as those that emit undesirable noise or odors.

5.0 PUBLIC USES

5.1 Introduction

The purpose of the public use section of the Land Use Element is to analyze the existing level of various community services, and to identify the public uses that will be accommodated within the adopted land use plan.

5.2 Schools

School facilities and operations within the City are the responsibilities of the ABC Unified School District. The District currently operates three schools within the corporate boundaries of the City, including two elementary schools and a junior high school.

The Venn W. Furgeson Elementary School, located on the northwest corner of the intersection of 223rd Street and Elaine Avenue, serves students between grades K through 6, living in the southwestern portion of the City. Hawaiian Elementary School, located on the south side of 226th Street at Claretta Avenue, serves students in grades K through 6 living in the southeastern portion of the City. Elementary school children residing in the northern portion of the City attend the Melbourne Elementary School, which is located in the City of Lakewood (immediately adjacent to the City limits), at the terminus of 214th Street and Claretta Avenue. Killingsworth Junior High serves students at the 7th and 8th grade levels. The school is located north of 215th Street at Elaine Avenue. The City's high school students (9th through 12th grades) attend Artesia High School, located on Norwalk Boulevard at Del Amo Street, in the City of Lakewood.

A review of the 1985 and 1992 student enrollment for the local schools serving the City of Hawaiian Gardens indicates increases at the elementary school level, and decreases at the junior and senior high school levels. Table 5 shows the June 1985 and April 1992 enrollments at the respective schools serving Hawaiian Gardens. It is important to note that the design capacity for each of the schools (as noted in the first column of Table 5) is based on 85 percent of the school's actual capacity, and that schools can operate above 100 percent capacity with the addition of portable classes.

One possible way to redistribute student loads is to develop Killingsworth Junior High as a 6th through 8th grade junior high school, and accept 6th graders from only Melbourne and Furgeson Elementary Schools. Redistribution, assuming that the 6th grades represent one-seventh of total enrollment, is indicated in Table 6.

In this redistribution scheme, Furgeson and Melbourne 6th graders attending Killingsworth would be required to cross one major street. Hawaiian is the furthest from Killingsworth, and would require students to cross two major streets. For this reason, Hawaiian was not included in the redistribution.

TABLE 5
SCHOOL ENROLLMENT, DESIGN CAPACITY AND GROWTH
1985 AND 1992

School	Design Capacity	Enrollment (June 1985)	Enrollment (April 1992)	% of 1992 Design Capacity	Percent Change (1985 to 1992)
Elementary:					
Furgeson	784	636	750	96%	18%
Hawaiian	724	537	610	84%	14%
Melbourne	784	604	697	89%	15%
Junior High:					
Killingsworth	860	760	548	64%	(28%)
High School:					
Artesia	2,000+	1,901	1,720	86%	(10%)

Note: Design capacity assumes 85% capacity; schools can operate productively to 100%. Increases in attendance beyond 100% can be accommodated through the use of portable classes.

Source: A.B.C. Unified School District, 1992

TABLE 6
POTENTIAL SCHOOL REDISTRIBUTION

School	Design Capacity	Enrollment April 1992	Assumed 6th Graders	Students after Redistribution	New Percentage of Design Capacity
Elementary:					
Furgeson	784	750	90	660	84%
Hawaiian	724	610	0	610	85%
Melbourne	784	697	86	611	78%
Junior High:					
Killingsworth	860	548	176(1)	724	84%

Note:

- (1) Redistributed from Furgeson and Melbourne Schools

5.3 Library

The Hawaiian Gardens Library is located at 12100 East Carson Street. The facility is approximately 4,000 square feet and has a collection of about 12,000 books. The library is operated through a cooperative agreement between the City and the County of Los Angeles, Department of Libraries. The library is run by one full-time librarian, three aides and two part-time pages.

The County Department of Libraries generally uses the standard of 1.5 books per capita to assess whether a library is adequately stocked to meet local needs. Utilizing this standard, the current library is approximately 8,000 books short of the standard, or about 70 percent deficient. The major reason for this deficiency is the lack of funds for both books and space. In fact, funds are so scarce that library hours have been severely cut.

5.4 Fire Services

Fire protection and suppressing services are provided to the City through an agreement with the County of Los Angeles Fire Department. Fire Station 34, located at 21207 South Norwalk Boulevard, is the jurisdiction station. The Station has one Captain, one Engineer, one Firefighter, and one pumper truck. The Station building was constructed by local residents and donated to the County many years ago, and is in need of major rehabilitation. The existing site is inadequate by modern fire station standards, and therefore, attempts should be made to direct the relocation of the station to a more appropriately sized and convenient location.

5.5 Police Services

Police services within the City are handled through an agreement with the Los Angeles County Sheriff's Department. Sheriffs are dispatched through the Lakewood Sheriff's Substation. While there is no station within the City, deputies continuously patrol the City 24 hours a day and backup officers can be called from surrounding contract cities such as Artesia and Lakewood. In addition to regular patrols, the Sheriff's Department helicopter, known as "Skyknight Patrol", does fly overhead an average of twenty minutes during the night hours and provides backup assistance on an as-needed basis. A full-time "community relations" officer is also provided to the City to enforce the City's Municipal Code and provide liaison services with the business community.

5.6 Civic Center

The City's Administrative Complex is located at 21815 Pioneer Boulevard. The Civic Center Complex was completed in 1980 and contains approximately 210,000 square feet of building area, including 10,000 square feet of administrative offices for City Departments, the City Council Chambers and the Chamber of Commerce office. The complex also contains a 30,000 square foot activities center that includes basketball courts, weight lifting and gymnastics facilities, arts and crafts area and dental operatory. Senior citizen functions currently operate out of the activities center. The Public Works Department is housed at the far southern portion of the complex. The Public Works Yard includes a 2,000 square foot garage and office area. The Civic Center Complex is currently being expanded to include 3,133 additional square footage to the City Hall for Agency/Council, Planning Department and Redevelopment Administration uses. Because of the potential for conflicts between gym activities for the young and the seniors program, the Senior Center will be modified as part of the Civic Center expansion project.

5.7 Hospitals

Charter Community Hospital, an FHP-managed facility, is located at the intersection of Pioneer Boulevard and 215th Street. The hospital is the only medical facility within the City and is an acute care "for profit" private hospital. The facility includes 150 beds, maintained by 55 active physicians and a total support staff of 120. The hospital maintains a 24-hour emergency care facility. The hospital provides numerous levels of community outreach and educational programs. Included in the hospital complex is a medical office building that accommodates 45 physicians covering all specialties of medical care.

The Los Angeles County Department of Public Health Services currently leases 2,330 square feet of office/clinic space at the Lee Ware Park Facility. This medical clinic includes the multi-purpose room and one office. The clinic operates Monday through Friday from 8:00 a.m. to 5:00 p.m.

5.8 Churches

There are eight churches in the City of Hawaiian Gardens. Six are located in areas designated for residential land uses and the other two are in Commercial/Industrial areas. The Land Use Map has been revised to re-designate the six residential church sites for Institutional land uses. The purpose for the re-designation is to recognize the ongoing significance and importance of these institutions in the City and to designate these properties in accordance with their current usage.

5.9 Public Use Needs

As discussed in Section 5.4 above, a site for the development of a new fire station will be considered in developing the new Land Use Map.

6.0 GOALS, OBJECTIVES, AND POLICIES

Goals and objectives have been developed and presented for each of the General Plan Elements. To be effective and meaningful, each of those goals and objectives must be compatible with the overall goals of the City and of the Land Use Element, which combines all input from those elements into the physical land use plan for the future development and change of the community.

The Land Use Goals are intended to provide long-range guidelines toward which the City will proceed through the normal course of day-to-day planning, decision-making and administrative action. The supporting objectives will help to define the course of action the City will take in implementing these goals and will provide a basis for policy decisions.

GOAL 1

Maximize opportunities for the development and continued revitalization of a balanced community.

Objective 1.1

Provide for a safe, stable and pleasant living environment for existing and future City residents.

Policies

- 1.1.1 All existing municipals parks will be preserved.
- 1.1.2 Encourage land assembly for proposed residential projects encompassing contiguous parcels under separate ownerships.
- 1.1.3 Establish program utilizing the resources of the Hawaiian Gardens Redevelopment Agency to maximize residential redevelopment activities in neighborhoods where concentration of substandard housing conditions currently exist.
- 1.1.4 Prepare a program for the Redevelopment Agency outlining potential funding sources and incentives to encourage the recycling of substandard and blighted residential areas.

Objective 1.2

Provide opportunities for new housing for a variety of income groups at varying densities.

Policies

- 1.2.1 Encourage the development of single-family owner-occupied houses within the City to increase community stability.
- 1.2.2 Utilize the resources of the Redevelopment Agency to provide economic incentives and encourage the development and recycling of substandard housing.

- 1.2.3 Manage residential growth in a manner that does not exceed the ability of the City, special districts and utilities to provide needed facilities and services.
- 1.2.4 Require new development to pay the costs of public facilities and services needed to serve those developments.
- 1.2.5 Accommodate new residential development in accordance with the General Plan Map.
- 1.2.6 Establish zoning regulations which encourage developers to design residential projects which maintain the scale and rhythm of the lot divisions and building siting or use other design and planning solutions which establish and maintain a distinctive character and environment for existing residential neighborhoods.
- 1.2.7 Encourage developers to construct housing in areas designated for medium and higher densities which incorporates courtyard units and meets the following requirements:
 - a. Inclusion of clearly defined courtyard space, U, L or O shaped. There must be a distinct outdoor communal space (or series of space) which serves as a focus for the housing units or individual units to the living units from the space;
 - b. Development of all housing units as "through" units. This means that all units must have an exposure off the courtyard, as well as an exposure on at least one other side;
 - c. Inclusion and detailing of people-friendly elements, such as balconies, bay windows, stoops, recessed windows, porches, and arcades;
 - d. Design of the courtyard space with a distinctive character created through special landscape elements such as fountains, landscaping, reflective pools, towers, decorative tile, special entry stairs to second level units;
 - e. Exclusion of interior corridors. All units must be entered directly from the courtyard space, even if two or three units may share a common entry stairs from the courtyard; and
 - f. Minimization of the parking entry and design to be architecturally sensitive to and treated as an integral part of the street facade.

Objective 1.3

Enhance the economic vitality of the community by providing for the preservation and enhancement of the existing commercial uses and the creation of new commercial development, within the City.

Policies

- 1.3.1 Provide continued incentives for the upgrading of the City's commercial buildings and properties through the commercial rehabilitation programs.
- 1.3.2 Encourage the consolidation and development of quality commercial projects.
- 1.3.3 Encourage the development of existing vacant and underutilized parcels within the City.
- 1.3.4 Encourage the redevelopment of underutilized and blighted commercial areas along Norwalk Boulevard, utilizing economic and redevelopment incentives.

Objective 1.4

Preserve and expand employment opportunities by protecting the City's industrial areas from land use conflicts.

Policies

- 1.4.1 Insure that future industrial development or the reuse of existing industrial facilities are designed as to not impact adjoining uses.
- 1.4.2 Restrict industrial buildings and uses to industrially zoned properties only.

Objective 1.5

Provide for a pattern, scale, and design of land uses which promote individual safety and pleasure.

Policies

- 1.5.1 All existing municipal parks will be preserved.
- 1.5.2 Open space, recreation and cultural facilities shall, to the extent feasible, be provided to meet population growth and residential density increases.
- 1.5.3 Encourage developers to achieve a high level of architectural design for all residential development.
- 1.5.4 Require that land uses provide lighting, screening, and other elements pertinent to the type of use which provide safety to users of the site and ensure no adverse impacts on adjacent properties.
- 1.5.5 Require that entertainment, drinking establishments, and other uses characterized by high activity levels provide adequate safety measures to prevent "spill-over" impacts on adjacent properties.

- 1.5.6 Require that all uses and buildings enhance pedestrian activity along Carson Street and Norwalk Boulevard in accordance with the land use urban design policies and standards specified.

Objective 1.6

Maintain and enhance existing local-serving and specialized commercial areas.

Policies

- 1.6.1 Establish standards and regulations which ensure that adequate local-serving commercial uses are retained throughout the City's commercial districts and are easily accessible to residents.
- 1.6.2 Encourage the retention of all existing full service supermarkets and, if removed, encourage an economically-viable replacement within a five-minute walk of the former location.
- 1.6.3 Encourage neighborhood commercial uses in local neighborhoods to make goods and services available within walking distance for all residents.
- 1.6.4 Require that new large scale planned use development projects incorporate local-serving commercial services and uses, unless inappropriate due to the unique use or location of the site.
- 1.6.5 Whenever commercial development is proposed to be located next to existing residential areas, the commercial development shall bear the burden for mitigating any potential disturbance through the provision of landscaping, design, setbacks, walls, and other measures.
- 1.6.6 Accommodate a diversity of local-serving commercial uses on the ground floor of buildings, including retail, office, food sales and service, general merchandise, home improvement, gardening, financial services, and personal services.

GOAL 2

Retain the strong single family home urban environment for which Hawaiian Gardens is known.

Objective 2.1

Provide for the retention and maintenance of existing residential neighborhoods which are primarily developed with single-family houses and duplexes and ensure that new development is compatible with and complements, in scale and architecture, existing structures where a distinctive neighborhood character exists.

Policies

- 2.1.1 Require that areas characterized by the presence of single-family detached units be restricted to one unit per lot in areas designated A-1 and R-1.
- 2.1.2 Require that existing low and medium density neighborhoods that predominantly contain single-family detached and duplex units, be preserved at their prevailing densities.
- 2.1.3 Require that new residential development be compatible with and complement existing structures, including the following:
 - a. Maintenance of the predominant or average existing front yard setbacks;
 - b. Use of site landscape to complement the architectural design of the structure; and
 - c. Limitation of front yard paving for driveways, if possible.
- 2.1.4 Preserve quality low and medium density residential neighborhoods and limit encroachment by other land use to those which primarily serve the local neighborhood.
- 2.1.5 Ensure that linear commercial development does not expand into existing residential corridors.

Objective 2.2

Provide for new land development which is reflective of and complements the overall pattern and character of existing uses, infills vacant and underutilized parcels, offers opportunities for the intensification of key "targeted" sites, and mitigates any adverse impacts.

Policies

- 2.2.1 Periodically monitor the conditions of buildings in the City and enforce pertinent building and zoning codes where necessary.
- 2.2.2 Provide programs which educate residential and commercial property owners and tenants on methods of property maintenance and upkeep.
- 2.2.3 Continue to utilize redevelopment techniques authorized by California Redevelopment Law and other methods, for the improvement of commercial and/or residential areas characterized by physical, economic, and/or social blight.
- 2.2.4 Encourage the assembly of selected small parcels into larger development sites to facilitate the revitalization of deteriorated or blighted areas, where such action is needed and the objective is to achieve the effective economic and physical improvement of the area.

- 2.2.5 Provide for the use of a City agency, nonprofit corporation, or other entity to attract new development and to facilitate the revitalization of deteriorated areas.
- 2.2.6 Provide economic assistance and administer educational programs for the improvement of physically deteriorated and blighted structures.

Objective 2.3

Provide for the retention and maintenance of the existing scale of multi-family neighborhoods which are characterized predominantly by one- and two-story structures, and ensure that new development is compatible with and improves the scale and architecture of existing structures, for the purpose of creating distinctive neighborhood characteristics.

Policies

- 2.3.1 Require that existing multi-family neighborhoods characterized by low-rise, one- or two-story structures be preserved at the prevailing scale, allowing development which meets the specified standards.
- 2.3.2 Require that new residential development be compatible with and complement existing structures, including the:
 - a. Maintenance of the predominant or average existing front yard setbacks, except for balconies or building extensions to achieve additional common courtyard area;
 - b. Use of site landscape to complement the architectural design of the structure;
 - c. Limitation of front yard paving for driveways with a maximum width of 24 feet or 40 percent of the property frontage, whichever is less;
 - d. Incorporation of a minimum of 60 percent of the required common open space at grade or the level of the first habitable floor;
 - e. Design of common space so that it is easily accessible and of sufficient size to be usable by residents; and
 - f. Inclusion of entries which convey a sense of individual identity for each residential unit at the lowest habitable level facing a public street or courtyard.
- 2.3.3 Encourage that multi-unit residential structures incorporate architectural design details and elements which provide visual character and interest. Avoid flat planar walls and "box-like" appearances through the use of courtyards, balconies, offset planes and levels, deeply recessed or projecting windows, sloping roofs, and landscaped yards.

GOAL 3

Encourage a greater proportion of home ownership and owner occupancy of single and multi-family developments.

Objective 3.1

Provide for the development of housing for low and moderate income households and senior citizens which is compatible with and complements adjacent uses, and is located in close proximity to public and commercial services.

Policies

- 3.1.1 Adequate residential land shall be provided, at appropriate densities to allow for and encourage the desired homeowner population growth.

GOAL 4

Encourage new offices and retail growth in the City.

Objective 4.1

Preserve the predominant low-rise, small to moderate scale of the City's commercial corridors.

Policies

- 4.1.1 Allow new commercial and planned use development in accordance with the prescribed floor area ratio and height limits.
- 4.1.2 Encourage and establish practical incentives for the adaptive reuse of existing low-rise, small-scale buildings in the City, which may include the subsidization of low interest loans, financial grants, reduction of permit fees and exactions, reduction of onsite parking requirements when parking can be provided in a nearby shared-facility in accordance with an area parking plan, or other pertinent methods.
- 4.1.3 Promote commercial centers and discourage, where possible, strip commercial developments.

Objective 4.2

Provide for the continuation and expansion of existing commercial uses which serve the needs of the City's residents, and are the principal economic strengths of the City.

Policies

- 4.2.1 Allow for and encourage the development of uses which provide for the social and health needs of the residents, including day care centers for children, seniors, physically impaired, social service providers, and medical facilities, provided that they are compatible with adjacent land uses.

- 4.2.2 Establish regulations and standards which allow for the development of hotels, restaurants, nightclub/entertainment and other visitor-serving uses.
- 4.2.3 Establish regulations and standards which allow for the development of specialty clothing merchandise activities, and other specialty commercial uses identified in the Economic Element.

Objective 4.3

Provide for the upgrading, infill, recycling, and new development of uses along Carson Street and Norwalk Boulevard to create a uniform and consistent pattern of development and uses which serve adjacent residences.

Policies

- 4.3.1 Accommodate a full diversity of commercial uses, including retail, office, food sales and service, general merchandise, apparel and accessories, dry goods, furniture, home improvement, gardening, financial services, and personal services, and cultural uses.
- 4.3.2 Allow for the intermixing of commercial uses and housing on sites where abutting commercial and residentially-designated parcels have been combined into a joint development parcel.
- 4.3.3 Allow the consolidation of abutting residential parcels and commercial parcels into unified planned use development projects, provided that:
 - a. Only residential parcels classified as medium and high density may be included with the commercial parcels;
 - b. The total yield of development does not exceed that permitted by the underlying land use classifications;
 - c. At least 50 percent of the maximum allowable residential density is developed onsite, and in lieu fees or other contributions are provided by the developer to offset the loss and compensate for the difference between the number of residential units developed on the site the maximum number which could be developed as allowed by the zoning designation. In no case shall the development of 100 percent of the residential density potential be precluded;
 - d. No residential uses are located along the ground floor of the commercial frontage;
 - e. Only residential uses are developed along the residential street frontage;
 - f. A specific plan is prepared and approved that demonstrates that the project:
 - (1) Is compatible with and complements adjacent use;

- (2) Maintains the scale and character of existing development;
 - (3) Maintains or increases the existing number of residential units and those for low- and moderate-income households and seniors; and
 - (4) Adequately mitigates traffic, noise, light and glare, and other environmental impacts; and
- g. The project does not decrease, but should increase the supply of neighborhood-serving commercial use.
- 4.3.4 Encourage and accommodate the development of commercial uses which provide for the day-to-day service needs of nearby residents and employees.
- 4.3.5 Encourage and accommodate the development of specialty commercial (boutiques, gift shops, etc.), entertainment, restaurant, and similar uses.
- 4.3.6 Accommodate professional offices on the second level or higher of buildings.
- 4.3.7 Accommodate housing units on the second level or higher or to the rear of buildings provided that the residential and commercial spaces are fully separated, the impacts of noise, odor, and other adverse characteristics of commercial activity can be adequately mitigated, and a healthy, safe, and well designed environment is achieved for the residential unit(s).
- 4.3.8 Allow for the continuation of existing and development of new public streets, parking facilities, utilities, storm drainage, and other infrastructure in locations which serve and are integrated with the City's land uses.
- 4.3.9 Require that all uses and buildings enhance pedestrian activity along Carson Street and Norwalk Boulevard, in accordance with the land use and urban design policies and standards.

GOAL 5

Retain existing industry in Hawaiian Gardens and attract new industry, as the Land Use pattern permits, which provides jobs and high value products.

Objective 5.1

Provide for the continuation of existing and development of new manufacturing uses which support the City's principal commercial uses, and provide employment to residents.

Policies

- 5.1.1 Establish regulations and standards which allow for the development of small scale manufacturing uses.

- 5.1.2 Prohibit the development of manufacturing uses which operate in a manner which may use materials, which may impose a danger on adjacent uses or are harmful to the environment.
- 5.1.3 Encourage the development of a pattern of land uses that establishes an economic base which provides jobs, to the extent feasible, for those who choose to both live and work in Hawaiian Gardens.

Objective 5.2

Ensure that unique uses, or uses characterized by high occupancy or intensity of activity, be suitably designed, and managed to mitigate impacts on adjacent uses.

Policies

- 5.2.1 Mitigate the impacts, by limiting the number, controlling the locations or use of, or other restrictions on the development of commercial uses whose activities could adversely impact adjacent residences, schools, or other uses. Examples of commercial uses which may have adverse impacts are alcohol sales, gas stations, automobile/truck repair and parts, 24-hour markets, fast food establishments, entertainment, video arcades, restaurants and bars, and adult businesses.
- 5.2.2 Require the following mitigation measures for high occupancy, high intensity activity, and unique commercial uses:
 - a. Limitation of ambient noise generated by the site on adjacent uses;
 - b. Enclosure of all visually unattractive facilities and equipment;
 - c. Limitation of frequency of location so that the cumulative presence of such uses does not result in physical or economic blight or adversely impact adjacent residential uses;
 - d. Provision of adequate parking;
 - e. Locating site access so that it does not adversely impact adjacent uses;
 - f. Use of architectural design styles, massing, and scale which is consistent with and complements adjacent uses;
 - g. Incorporation of landscaping to create a visually-pleasing appearance;
 - h. Incorporation of lighting on the building to emphasize architectural details, materials, surface treatments, and/or colors, and avoidance of excessively bright, or glaring illumination;
 - i. Use of site lighting which minimizes spill-over onto adjacent residential properties; and
 - j. Possible limitation on hours of operation.

Objective 5.3

Balance residential, commercial, industrial, open space and recreational land uses to provide diverse economic, social and cultural opportunities.

Policies

- 5.3.1 Provide adequate buffering to minimize potential adverse conflicts between different land uses.
- 5.3.2 Facilitate the integration of regionally beneficial land uses, such as transportation corridors, flood control systems, utility corridors, and recreational corridors.
- 5.3.3 Allow for the continuation of public recreation, libraries, education, institution (governmental, sheriff, fire, etc.), and religious uses at their present locations, and development of new uses where they complement and are compatible with abutting land uses.
- 5.3.4 Separate existing industrial activities from conflicting land uses.
- 5.3.5 Where potentially conflicting land uses or land use intensities meet, they shall, wherever practical, meet along rear lot lines, alleys or across arterial or local collector streets. Where residential land meets industrial land, they shall meet, where possible, across a street or alley, rather than a rear lot line.

GOAL 6

Improve the appearance of Hawaiian Gardens' public and semi-public rights-of-way.

Objective 6.1

Ensure that signage incorporated on privately-owned structures and sites is visually attractive and provides a high quality image for the City.

Policies

- 6.1.1 Establish guidelines and require design review of replacement billboards to ensure that they are well-integrated with their setting.
- 6.1.2 Require that billboards be physically and visually maintained, consistent with the requirements of State legislation.
- 6.1.3 Encourage the re-siting of existing billboards so that they are not in close proximity to one another.
- 6.1.4 Encourage the continued use of distinctive and well designed billboards on Carson Street and Norwalk Boulevard.
- 6.1.5 Initiate a program to acquire and remove billboards, with the first priority for areas in which they adversely blight the adjacent area.

- 6.1.6 Require that replacement billboards be sited so that they do not adversely impact viewsheds or adjacent residences.
- 6.1.7 Require that signage on commercial structures be compatible and integrated with their architectural design.
- 6.1.8 Encourage the use of creative and well-designed signs which establish a distinctive image for the City.
- 6.1.9 Limit signage to that necessary to identify the business, including the name, type of business, and address.
- 6.1.10 Restrict signage used on buildings for advertising purposes to temporary window signs which occupy no more than twenty-five (25) percent of the total window area.
- 6.1.11 Encourage that signs be designed and placed on buildings to be visible to pedestrians.
- 6.1.12 Require that all structures in the City have an address sign which is clearly visible from the air, where practical, and the street.
- 6.1.13 Prohibit the use of signs in residential neighborhoods, except those necessary for the sales and rental of property, public information, or short-term political campaigns.
- 6.1.14 Allow for modifications of sign requirements to accommodate unique and distinctive signage.

Objective 6.2

Ensure that new development provides for amenities which contribute to a high quality of life and image for residents, business persons, and visitors to the City.

Policies

- 6.2.1 Require that all new development provides open space landscape which contributes to enhancement of the visual image of Hawaiian Gardens.
- 6.2.2 Require that commercial uses incorporate landscape along their street frontages (which is designed to enhance pedestrian activity and includes trees and shrubs) which provide vertical height and mass.
- 6.2.3 Require that all surface parking lots incorporate landscaping along their perimeter and in their interior.
- 6.2.4 Require that residential developments incorporate landscape that complements the existing landscape where a high sense of neighborhood quality exists and improves on it where it is deficient.

Objective 6.3

Provide for adequate physical and visual buffers between land uses characterized by differing functions, intensity, and/or density to ensure their compatibility and avoid conflicts.

Policies

- 6.3.1 Require that parcels developed for commercial uses incorporate buffers with abutting residential parcels which adequately protect the residential parcel from the impacts of noise, light, visibility of and from commercial activity, vehicular traffic, and risks to property.
- 6.3.2 Require that buffers between commercial planned use and residential parcels be developed to a minimum width of fifteen (15) feet, or greater if necessary to adequately protect adjacent residences, which shall incorporate decorative walls and landscape including trees, and be adequately secured.
- 6.3.3 Require that the vertical elevation of commercial and planned use structure abutting residential parcels be set back in accordance with the pertinent policies and standards, where they are prescribed.
- 6.3.4 Require that any commercial use characterized by high levels of activity and noise (e.g., entertainment uses and dance clubs) contain the noise impacts onsite.
- 6.3.5 Require that air conditioning and other mechanical equipment located on the rooftop of a structure be enclosed to improve visual quality, and be designed to be architecturally integrated with the building.
- 6.3.6 Require that onsite lighting for all land uses be unobtrusive and constructed or located so that only the intended area is illuminated, offsite glare is minimized, and adequate safety is provided.
- 6.3.7 Require that all commercial and planned use building facades facing residential parcels be designed to continue the architectural character established for the street facing elevations and be aesthetically pleasing.

Objective 6.4

Promote a high quality pedestrian environment throughout residential neighborhoods and as linkages to commercial districts and recreational uses.

Policies

- 6.4.1 Require new residential structures to be set back at distances consistent with existing buildings except where encroachment is necessary to achieve the development of additional courtyard units, and that such setbacks be adequately landscaped and maintained.
- 6.4.2 Require that residential uses provide direct and convenient access to abutting sidewalks.

- 6.4.3 Require the installation and maintenance of street trees in accordance with a Street Tree Plan.

GOAL 7

Provide a scheme for the physical form, scale, and design of development, and accommodate uses which induce and enhance the social use and pedestrian activity along Hawaiian Gardens' commercial streets.

Objective 7.1

Continue coordinated efforts to revitalize Norwalk Boulevard.

Policies

- 7.1.1 Provide for enhanced pedestrian activity along commercial and planned use street frontages by the following:
- a. Require that building frontages be located in close proximity to sidewalks, except for i) setbacks to accommodate outdoor dining and plazas, provided that such setbacks do not exceed a depth of one-third of the lot depth, or 60 feet, whichever is smaller; and ii) internal courtyards, plazas, and walkways which may be located on any portion of the site;
 - b. Allow for the development of commercial store fronts and open space below the sidewalk grade, provided that pedestrian activity is not adversely impacted;
 - c. Require that the ground floor elevation of a building facing the sidewalk must be visually and physically penetrable, incorporate architectural elements to provide visual interest and relief from flat surfaces (e.g., textured materials, offset planes, differentiated piers and columns, recessed entries and windows, and awnings), and compatibly landscaped;
 - d. Restrict the types of uses which are located within the ground floor of a structure facing a sidewalk to those which are "pedestrian-friendly" (such as high customer turnover uses: restaurants, clothing stores, food stores, health clubs, personal services, and community service organizations) for a minimum of 70 percent of any block of the first 50 feet of building depth; and
 - e. Allow variations from these standards when existing structures are recycled for differing tenants or uses, or when such standards are infeasible or cannot be reasonably achieved.
- 7.1.2 Require that public open spaces, plazas and outdoor commercial uses be well maintained and kept free of debris.

- 7.1.3 Encourage the use of awnings (constructed of durable, fade-resistant, and easily maintainable materials), overhangs, porticoes, trellises, and other design elements which provide protection to pedestrians and require that they be located at a height to provide sufficient room for pedestrians.
- 7.1.4 Require that a minimum of 50 percent of the first occupiable floor of the street frontage of a structure be located within two feet at any point of the sidewalk elevation at the abutting property line.
- 7.1.5 Encourage the development of landscaped open space setbacks and plazas between the sidewalk and commercial building at the approximate elevation of the abutting sidewalk.

7.0 LAND USE MAP AND CLASSIFICATIONS

7.1 Land Use Map

The City of Hawaiian Gardens Land Use Map (Figure 2) has been developed to further the goals and policies of the General Plan. As can be ascertained from the map, the majority of the land use designations are consistent with the existing development within the City. The map does provide for land use amendments from the previously prepared Land Use Map. The specific changes are detailed in Section 7.4.

7.2 Land Use Classifications

Classifications, as depicted on the proposed Land Use Map of the General Plan, are described in the following sub-sections. It should be noted that the descriptions are intended to be general in nature, and the precise permitted land uses and requisite standards and procedures are further defined in the City's Zoning Ordinance.

7.2.1 Residential Designations

7.2.1.1 Low Density

The low density land use category is characterized as single family residential areas. The permitted density within this zone ranges from 1 to 8.4 dwelling units per acre. These areas are primarily located in areas close to school and park facilities.

7.2.1.2 Medium Density

The medium density residential land use category is characterized by multi-family residential uses, including single-family duplex and other medium-density developments. Densities permitted within the medium density zone range from 8.5 to 17 dwelling units per net acre. The designation is intended for areas where the existing subdivision patterns can accommodate multiple family development.

7.2.1.3 Intermediate Density

The intermediate density residential land use category is characterized by multi-family residential uses, including townhomes, condominiums, and other multi-family projects. Densities permitted within the intermediate density zone allow up to 19 dwelling units per net acre. A density bonus increase of up to 24 units per acre may be permitted provided the developer agrees to dedicate 20% of the units in a proposed project to low (80% of median income) and very low (50% of median income) income families. Projects which include the density bonus provision are required to be reviewed and approved by the City Council prior to the issuance of building permits.

7.2.1.4 High Density

High density residential areas are intended for multiple family developments including townhomes, apartments and condominiums. Densities permitted within the high density category range from 17.1 to 24 dwelling units per net acre. These areas should be located in close proximity to public and commercial facilities in areas where the existing lot configurations are adequate to accommodate a high level of multiple family development.

CITY OF HAWAIIAN GARDENS

GENERAL PLAN UPDATE

GENERAL PLAN LAND USE MAP

RESIDENTIAL MAX DENSITY

	LOW DENSITY	8.4 DU/ACRE
	MEDIUM DENSITY	17.0 DU/ACRE
	INTERMEDIATE DENSITY	19.0 DU/ACRE
	HIGH DENSITY	24.0 DU/ACRE
	MOBILE HOMES	

COMMERCIAL

GENERAL COMMERCIAL

INDUSTRIAL

LIGHT INDUSTRIAL

PUBLIC/QUASI - PUBLIC

	CMC CENTER
	FIRE STATION
	PARK
	HOSPITAL
	POST OFFICE
	ELEMENTARY SCHOOL
	JUNIOR HIGH SCHOOL
	CHURCH

PARK/FIRE STATION

PARK

SPECIFIC PLAN AREA

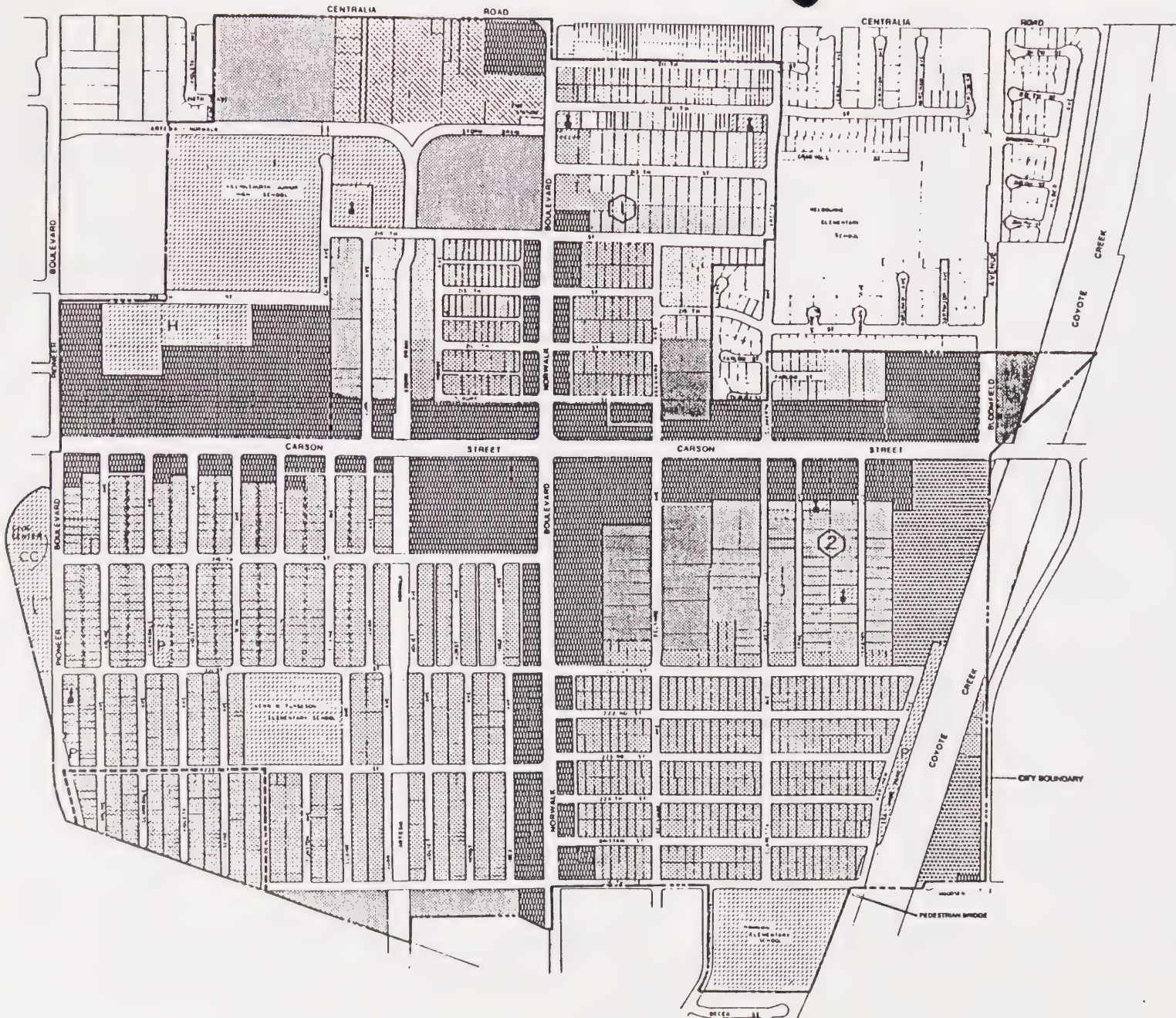
ADOPTED _____ AMENDED _____



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FIGURE



7.2.1.5 Mobile Home Park

The mobile home park zone designates areas for medium-density mobile home living areas. Uses are limited to mobile home parks with spaces available for rent, accessory uses, and recreational vehicle parks. The maximum density allowed in this zone is one dwelling unit for each 2,000 square feet of land, not to exceed twenty-one (21) dwelling units per net acre.

7.2.2 General Commercial Designations

The General Commercial designation allows for a broad range of commercial services including retail sales, repair services and entertainment uses and community service organizations. The Commercial designation also includes administrative and professional offices for uses such as medical and dental professionals, lawyers, engineers, planners or architects, and other similar services. Medical clinics, banks, savings and loan organizations, real estate and insurance brokers, and utility offices are also included in this classification.

7.2.3 Light Industrial Designations

This land use category designates areas for small and medium sized industrial uses which are not likely to have adverse effects upon each other or upon neighboring commercial and residential uses. Adequate enclosure and screening of uses is required, and adequate landscape screening on arterial streets is encouraged.

7.2.4 Specific Plan Area

This designation applies to the residential area south of 223rd Street, between Pioneer Boulevard and Devlin Avenue. Designation as a Specific Plan Area will establish development standards and provide opportunities for renovation and rehabilitation of the areas. Further discussion is contained in Section 8.3 of the Land Use Element.

7.3 Quality Development

The City desires to permit high quality development and to permit higher density projects only when they provide adequate parking, open space, landscaping and amenities. To implement this overall concept and the goals of the Land Use Element, the City will review and revise the Zoning Code regarding minimum lot sizes, setbacks, parking requirements, open space, landscaping, reciprocal access and remodeling.

7.4 Land Use Map Changes

Specific changes proposed for the Hawaiian Gardens Land Use Map are as follows:

7.4.1 Farlow Street, East of Claretta

Extend Farlow Street easterly, approximately 365 feet. Properties located on the north and south sides of Farlow Street will be designated Low Density Residential. The properties fronting on Carson Street north to 270 feet will be designated for commercial use.

7.4.2 Carson Street, West of Norwalk Boulevard

Properties located on the south side of Carson Street, north of the alley, will be designated for commercial use, excepting the existing encroaching uses. South of the alley, to 219th Street, the properties will be designated Medium Density Residential.

7.4.3 West Side of Norwalk Boulevard, East of Ibex Avenue

This area, between 219th and 221st Streets, is divided north to south by an alley. Properties east of the alley (to Norwalk Boulevard) will be designated General Commercial, and properties west of the alley (to Ibex Avenue) will be designated Medium Density Residential.

7.4.4 East Side of Norwalk Boulevard, Between 221st and Brittain Street

Commercial use will be designated for properties located on Norwalk Boulevard, extending east to the alley. Properties easterly of the alley will be designated Medium Density Residential.

7.4.5 Claretta Avenue Extension

Claretta Avenue will be extended south from Carson Street, providing through access to 221st Street.

7.4.6 Carson Street, East of Belshire Avenue to City Boundary

The existing Light Industrial designation will be eliminated, and General Commercial use will be designated for the properties located on the south side of Carson Street, extending approximately 300 feet southerly. South of this area, extending to 221st Street, the land use will be designated Intermediate Density Residential.

7.4.7 Belshire Avenue Parcel

The parcel of property on the west side of Belshire Avenue, located approximately 420 feet south of Carson Street, will be changed from Light Industrial to High Density Residential.

7.4.8 Verne Avenue/Hawaiian Avenue Park

A park will be located in the area generally described as south of Carson Street, east of Verne Avenue, west of Hawaiian Avenue, and north of 221st Street.

7.4.9 Southwest Corner of Norwalk Boulevard at 226th Street

The Low Density Residential designation of the existing General Plan conflicts with the existing land use and zoning designations, and will be modified to General Commercial use.

7.4.10 East Side of Norwalk Boulevard (East of Alley), North of Tilbury Street

Existing General Commercial area will be designated for Medium Density Residential use.

7.4.11 Juan Avenue, between Carson Street and 214th Street

The east side of Juan Avenue, between Carson Street and 214th Street, will be designated for Low Density Residential uses.

7.4.12 Horst Avenue, between Tilbury Street and 216th Street

The west side of Horst Avenue, from 214th Street south, approximately 600 feet, will be designated Low Density Residential. The remaining properties south to Tilbury Street will be designated Medium Density Residential.

7.4.13 Residential Uses, 214th Street to Tilbury Street, between Norwalk Boulevard and Belshire Avenue

The existing Intermediate Density Residential designations will be changed to provide a uniform Medium Density Residential designation.

7.4.14 Northeast Corner of Elaine Avenue and 214th Street

The existing General Plan designation of Intermediate Density Residential will be changed to Medium Density Residential.

7.4.15 Southeast Corner of Centralia Road and Norwalk Boulevard

The existing Public/Quasi-Public land use designation for this site (Post Office) will be changed to General Commercial.

7.4.16 Church Properties

The following existing church properties located in residential areas are to be re-designated to Public/Quasi-Public (Church) land uses:

- a. Pioneer Boulevard between 221st and 223rd Streets
- b. Norwalk Boulevard at 212th Street
- c. Claretta Avenue at 212th Street
- d. 214th Street at Elaine Avenue
- e. Verne Avenue south of Carson Street
- f. Hawaiian Avenue north of 221st Street

7.4.17 Claretta, Verne, and Hawaiian Avenues between 221st Street and Carson Street

Re-designate properties fronting on both sides of Claretta Avenue, Verne Avenue and Hawaiian Avenue between 221st Street and Carson Street from High Density Residential to Intermediate Density Residential land uses.

7.4.18 215th Street and 214th Street between Horst Avenue and Norwalk Boulevard

Re-designate properties on both sides of 215th Street and on the south side of 214th Street between Horst Avenue and Norwalk Boulevard from High Density Residential to Intermediate Density Residential land uses.

7.4.19 214th Street between Norwalk Boulevard and Claretta Avenue

Re-designate properties on the north side of 214th Street between Norwalk Boulevard and Claretta Avenue from High Density Residential to Intermediate Density Residential land uses.

7.4.20 North Side of 221st Street

Re-designate properties located on the north side of 221st Street east of Hawaiian Avenue to 300 feet west of Belshire from High Density Residential to Medium Density Residential land uses.

7.4.21 A-1 Zone

The existing A-1 zone area will be rezoned to R-1-10,000. The minimum required lot size in this zone will be 10,000 square feet.

8.0 IMPLEMENTATION PROGRAMS

8.1 Development Regulations and Enforcement Programs

The program under which this General Plan Update was undertaken did not include comprehensive update of Hawaiian Gardens' development regulations. These regulations include the Zoning Ordinance, the Subdivision Ordinance, development and site plan review procedures and standards. It may be necessary to revise and update some of these documents to reflect the land use policies and standards contained in this General Plan Update.

8.1.1 Changes to Zoning Ordinance

The Zoning Ordinance of the City Code provides for the designation of zoning districts and the regulation of development within those districts. Typical development controls include the type of use allowed, density, open space, height, bulk, landscape and setback requirements and numerous other development standards. Procedural techniques for the review and regulation of the development are as numerous as the requirements and standards. Those activities are administered by the Planning Commission and City Council.

The following lists the possible changes to the City of Hawaiian Gardens' Zoning Ordinance. The specific revisions will be the task of those who will rewrite the ordinance.

1. The zoning map may require revision to reflect the land use policy map;
2. Establish specific, fair, economically feasible, and administratively enforceable measures that require that the impacts of new commercial development on the City's housing, public open space and child care facilities are mitigated. Incentive zoning, exactions and other appropriate zoning techniques may be considered. Where applicable, these standards and measures should be established to comply with all legal requirements;
3. Establish zoning regulations that promote new construction on assembled properties with provisions for adequate access, parking, setbacks, landscaping and related amenities.

8.1.2 Subdivision Ordinance Update

Subdivision regulation is an exercise of the police power of a City authorized by the State to control the manner in which land is divided. Like the Zoning Ordinance, it must be consistent with the General Plan. It will be necessary to review the City's Subdivision Ordinance and amend it, if necessary, to reflect the land use and urban design goals, objectives, policies, and standards. As the policy does not provide for differing parcelization in the City, it is unlikely that any revisions will be necessary.

8.1.3 Code and Ordinance Enforcement

Codes and Ordinances of the City of Hawaiian Gardens which implement the Land Use Element shall be enforced. Historically, this has been achieved by City staff responses to specific complaints. If a problem has been found on investigation, a demand for compliance has been issued. It is suggested that additional resources and personnel be allocated to periodic surveys of land use and building condition and, where problems are found, code compliance be required.

8.2 Adverse Impact Mitigation Programs

8.2.1 Interjurisdictional Coordination

Land use developments in Hawaiian Gardens impact the Cities of Lakewood, Long Beach, and Cypress. Similarly, development in those communities will affect Hawaiian Gardens. Key concerns include the impacts of traffic generated by new development in one city on streets crossing city boundaries and physical effects of the height and mass of buildings located on a city's periphery on uses in the adjacent jurisdiction. Thus, it is essential that cities jointly address common issues. This should include the opportunity for mutual review and discussion of mitigation measures for projects affecting more than one jurisdiction. An agreement should be established between these Cities to facilitate such review and input.

8.2.2 Development Agreements

Development agreements are authorized by State law to enable a city to enter into a binding contract with a developer which assures the city as to type, character, and quality of development and additional benefits which may be contributed and assures the developer that the necessary development permits will be issued regardless of changes in regulations.

This ensures that a developer of a multi-phased projects, who has based his or her project financing on conditions negotiated with the City at a particular time, would not be adversely affected by subsequent, more restrictive regulations. This, in turn, enables the City to extract additional contributions and benefits from the developer. This is a technique which may be used in lieu of a specific plan and other large development projects not requiring an increase in buildable area or height.

8.2.3 Environmental Review

The California Environment Quality Act (CEQA) requires that the environmental effects of a project must be taken into account when considering zone changes, development permits, specific plans, and development agreement. This involves the review of all projects submitted by an applicant or initiated by the City and determination of their potential for significantly affecting the City's and region's environmental resource (by an "Initial Study"). If it is found that significant impacts may occur, an Environmental Impact Report (EIR) must be prepared.

Environmental review occurs in concert with the development permit process. No permit can be approved without, first, satisfactory completion of the environmental review process. This may involve a full EIR, "Focused" EIR if it is found that only a limited number of resources may be impacted, "Supplemental" EIR if the project is a revision of an earlier project or time has passed and conditions have changed, "Negative Declaration" if the project is determined by the City to have no significant effects, or an Expanded Mitigated Negative Declaration (EMND) where the project is determined to have potential impacts on limited resources, for which analyses and mitigation measures have been separately prepared and which are summarized (annotated) in the EMND and incorporated by reference.

As a component of the environmental review process, or separately, the City shall require the conduct of an analysis defining the traffic impacts and mitigation measures for new development and adaptive reuse projects. A threshold (i.e., number of trips generated) should be established above which such analyses should be required. The analyses will be subject to public review, as an EIR.

8.2.4 Economic Revitalization

Effectuation of land use and urban design policies will necessitate a coordinated program of economic development. This may include the continuation and funding of nonprofit corporations created by the City to develop low and moderate income housing and attract new businesses to the City. It may also include City and/or Redevelopment Agency funded low interest loans and grants for commercial and residential renovation and rehabilitation. These and other economic development strategies are presented in the Economic Element of this General Plan Update.

8.2.5 Community Redevelopment

California, through the Community Redevelopment Law (Health and Safety Code Sections 33000 et seq.) authorizes a city to undertake redevelopment projects to revitalize blighted areas. The Plan adopted for the City, which includes most of the area within the City, provides additional tools to a city to effectuate productive change.

8.3 Areas Proposed for Recycling and/or New Development

In accordance with the goals and policies of the Land Use Element, the following areas have been designated for major land use changes through the implementation of this plan. The specific locations of these areas are shown in Figure 3.

Area No. 1 is a 10.4 acre site located on the south side of Carson Street, east of Norwalk Boulevard. The Redevelopment Agency has already assembled a portion of the site in anticipation of entering into a Disposition and Development Agreement for additional commercial development and rehabilitation of the balance of the property, possibly accommodating two major tenants and a variety of specialty commercial shops.

Area No. 2 is a 17+ acre site generally located at the northeast corner of Pioneer Boulevard and Carson Street and extending easterly along Carson Street. The site contains approximately 18 separate parcels under six separate ownerships. The majority of the area is either vacant, in a declining state or underutilized. The City has in the past and should continue to work with the affected property owners towards the realization of a comprehensive commercial project at this site due to its significance as one of the remaining large underdeveloped areas along the South San Gabriel Freeway corridor. The site does have excellent freeway visibility which lends itself to some type of regional serving commercial activity. The northernmost portion of the site may be suitable for residential uses.

Area No. 3 is a commercially designated corridor generally located along both sides of Norwalk Boulevard, from 221st Street on the north to 226th on the south. This area, covering about 12 acres, includes a large number of nonconforming uses, underutilized and blighted properties. The existing subdivision pattern makes it difficult for private individuals to assemble development areas adequate to support economically viable commercial uses. The Redevelopment Agency will continue to be utilized to encourage the recycling and rehabilitation of this area.

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AREAS PROPOSED FOR
RECYCLING AND/OR NEW
DEVELOPMENT

REFER TO TEXT FOR DESCRIPTION OF
INDIVIDUAL AREAS

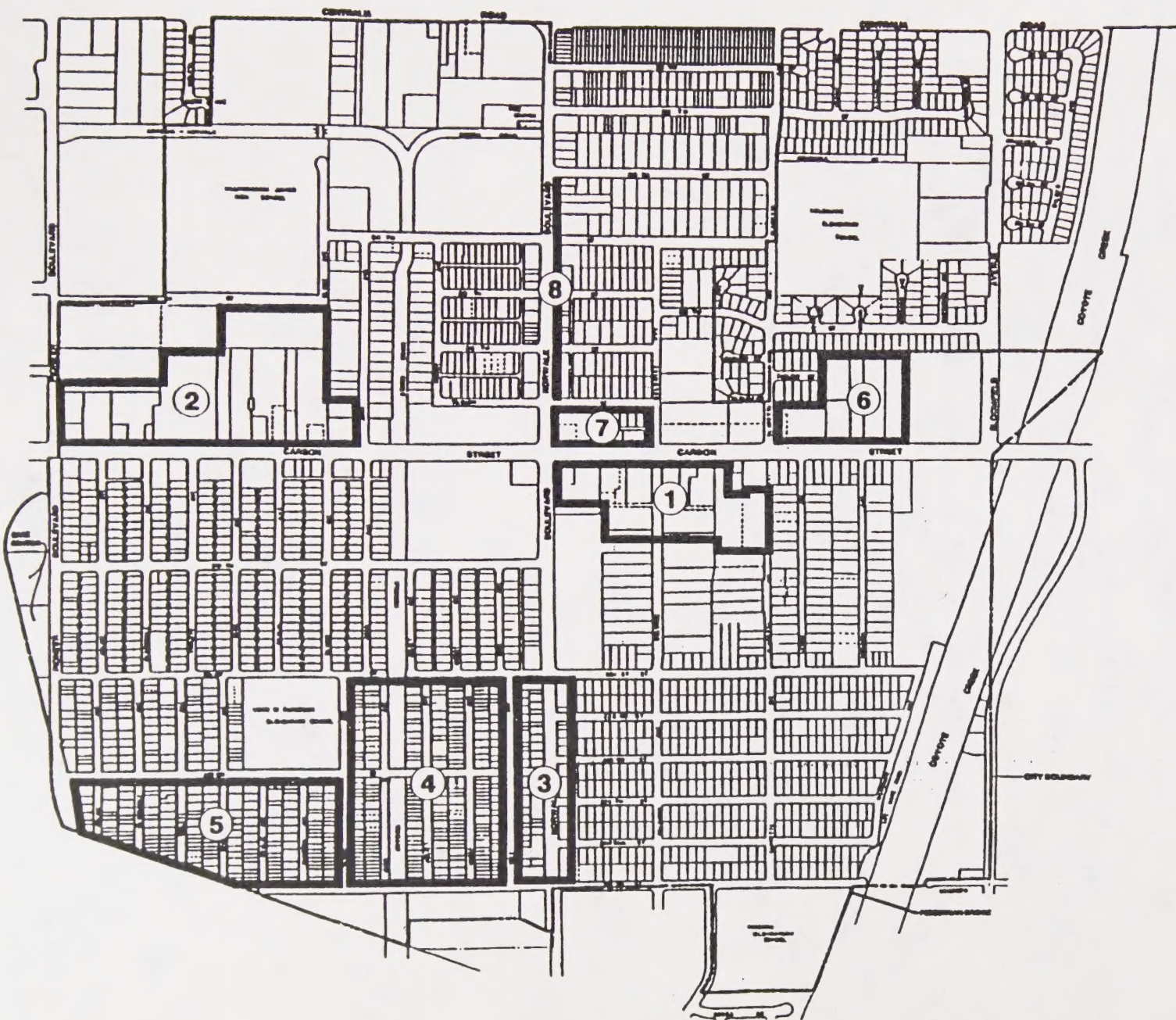
LAND USE ELEMENT



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FIGURE



Emphasis shall be placed on commercial development which is compatible with adjoining residential uses; the incorporation of a consistent landscape theme on street frontages and within the public right-of-way; consistent design and signage treatment; the provision of safe and adequate parking areas; and the assembly of small parcels into viable development areas.

Areas No. 4 and 5 - Residential neighborhoods targeted for rehabilitation and recycling. These areas contain a high concentration of substandard housing, blighted conditions, code violations, and are characterized by a subdivision pattern which makes the assemblage of sufficient areas for recycling difficult. Recycling in these areas shall emphasize the elimination of substandard housing conditions, the provision of adequate open space and parking areas, the provision of public improvements, including improved circulation pattern, and incentives to assist in assembling land areas of sufficient to utilize a planned development concept.

Area No. 6 - This area is located at the northeast corner of Carson Street and Claretta Avenue and may be suitable for the development of new single family residential uses. Farlow Street may be suitable for extension eastbound and the development of new homes.

Area No. 7 - Located at the northeast corner of Norwalk Boulevard and Carson Street, south of Tilbury Street and west of Belshire Avenue, this 3.4-acre area contains vacant parcels, mixed commercial, and single-family and multi-family residences. The City is planning to vacate the north/south portion of a public alley located approximately 300 feet east of Norwalk Boulevard. The purpose of the alley vacation would be to improve the development potential of properties located in this block and to also improve access. In addition, this will help to create a uniform and consistent pattern of development, and will also address issues such as access and visibility for existing and future commercial uses.

Area No. 8 - This area includes the commercial businesses fronting on the east side of Norwalk Boulevard, between Tilbury Street and 214th Street. The building facades in this area will be rehabilitated to provide a more appealing and attractive commercial environment.

